

CAPSULE SUMMARY SHEET

Survey No.: CH-408 (PACS A14) Construction Date: 1946

Name: George M. Sullivan Property

Location: 8383 Leonardtown Road, Hughesville, Charles County

Public/Commercial/Occupied/Good/Restricted

Description:

The George M. Sullivan Property, constructed in 1946, is a 2-story, 6-bay commercial building with a flat-roof and a 1-story, flat-roof addition on its west elevation. The building is of concrete block construction with a stuccoed exterior and foundation. There is a pent-roof projecting bay on the front, or east elevation with two recessed entrances and multi-pane display windows. The structure also contains a brick exterior chimney and most of the windows are wood, 1/1, double-hung. The property is located in a commercial area along Leonardtown Road, a major regional thoroughfare.

Significance:

George M. Sullivan purchased the 579 square meter (6,240 square foot) property in 1946. According to a long time local resident, the building was constructed on the land in 1946 for two shops. The property was sold a number of times until the current owner, the Southern Maryland Tri-County Community Action Committee purchased it in 1990. The building is not a significant resource, as it is an undistinguished example of a common building type. The building's architectural integrity has been compromised. The original 2-story, rectangular form and plan has been altered by the 1-story addition on the west elevation. The enclosure of several window openings has altered the building's original fenestration pattern.

Preparer
P.A.C. Spero & Company
January 1997

Maryland Historical Trust
Maryland Inventory of Historic Properties Form
MD 5 - Hughesville Project

DOE ___yes ___no

1. Name: (indicate preferred name)

historic George M. Sullivan Property

and/or common The Charles Building

2. Location:

street & number 8383 Leonardtown Road ___ not for publication

city, town Hughesville ___ vicinity of congressional district

state Maryland county Charles

3. Classification:

Category	Ownership	Status	Present Use	
___ district	___ public	<u>X</u> occupied	___ agriculture	___ museum
<u>X</u> building(s)	<u>X</u> private	___ unoccupied	<u>X</u> commercial	___ park
___ structure	___ both	___ work in progress	___ education	___ private
___ site	Public Acquisition	Accessible	___ entertainment	residence
___ object	___ in process	<u>X</u> yes: restricted	___ government	___ religious
	___ being considered	___ yes: unrestricted	___ industrial	___ scientific
	<u>X</u> not applicable	___ no	___ military	___ other:
			___ transportation	

4. Owner of Property: (give names and mailing addresses of all owners)

name Southern Maryland Tri-County Community Action Committee, Inc.

street & number P.O. Box 123

telephone no.:

city, town Hughesville

state and zip code MD 20637-0123

5. Location of Legal Description

Land Records Office of Charles County

liber 1442

street & number Charles Street

folio 92

city, town La Plata

state MD

6. Representation in Existing Historical Surveys

title

date ___ federal ___ state ___ county ___ local

depository for survey records

city, town

state

7. Description

Survey No. CH-408 (PACS A14)

Condition		Check one	Check one	
<input type="checkbox"/> excellent	<input type="checkbox"/> deteriorated	<input type="checkbox"/> unaltered	<input checked="" type="checkbox"/> original site	
<input checked="" type="checkbox"/> good	<input type="checkbox"/> ruins	<input checked="" type="checkbox"/> altered	<input type="checkbox"/> moved	date of move _____
<input type="checkbox"/> fair	<input type="checkbox"/> unexposed			

Resource Count: 1

Prepare both a summary paragraph and a general description of the resource and its various elements as it exists today.

The George M. Sullivan Property is a 2-story, 6-bay commercial building with a flat roof, located on the west side of Leonardtown Road in Hughesville, Charles County. According to a long time resident of the Hughesville area, it was constructed in 1946. The building has a 1-story, flat roof addition on the west elevation. There are no outbuildings associated with the property.

The structure has a flat roof with a parapet. The west addition has a flat roof and an exterior brick chimney. The building is of concrete block construction and has a stucco exterior and foundation with a brick veneer on the east (front) elevation. The windows are wood, 1/1 double-hung, unless noted otherwise.

The first story of the east, or front elevation has a typical false-front commercial facade with a brick veneer. The first story has a typical storefront arrangement with a 1-story pent-roof bay projecting from the elevation, which contains two recessed entrances. The north entrance has a 1-light, wood-panel door with a wood lintel. The south entrance has a 9-light, wood-panel door with a wood lintel. The projecting bay also has two, 3-light, wood-frame and two, 2-light, wood-frame display windows. The second story has two paired windows with shutters.

The south elevation includes the main block and the 1-story, flat-roof addition projecting from the west (rear) elevation. The main block has a 3-light door and two, 3-light wood windows on the first story. Two other window openings have been infilled with plywood. The second story has a wood door, two paired windows, and three single windows. The south elevation of the rear, flat roof addition has no fenestration.

The west, or rear elevation is partially concealed by the rear, 1-story, flat-roof addition. The second story of the main block has three windows. The first story of the flat-roof addition has an exterior brick chimney, and three entrances; a double metal door with an iron-bar security door, a metal door, and a wood door. A window opening infilled with wood is also located in the addition.

The north elevation contains the main block and the rear, 1-story, flat-roof addition projecting from the west elevation. The first story of the main block has two, wood, 3-light windows. The second story has six, wood, 1/1 double hung windows. The 1-story, flat-roof addition has one, wood, 3-light window.

The property is located on the west side of Leonardtown Road. There are twentieth century commercial buildings to the north and south. A light wooded area is located west of the property. The property's setting is a commercial area along Leonardtown Road, a major regional thoroughfare.

Survey No. CH-408 (PACS A14)

Specific dates 1946	Builder/Architect Unknown
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check: Applicable Criteria: ___A ___B ___C ___D
 and/or
 Applicable Exceptions: ___A ___B ___C ___D ___E ___F ___G

 Level of Significance: ___ national ___ state ___ local

George M. Sullivan purchased the 579 square meter (6,240 square foot) property in 1946. According to a long time local resident, the building was constructed on the land circa 1946 for two local shops. The property was sold a number of times until the current owner, the Southern Maryland Tri-County Community Action Committee purchased it in 1990. There are no detailed, published historic maps of Charles County, Maryland that locate and indicate ownership of structures.

The Maryland Colony was granted by King Charles I to Lord Baltimore in 1632. Two years later, the first European community was established at St. Mary's City. Subsequent colonization moved north, along the Potomac and Patuxent Rivers. As settlers migrated away from St. Mary's City, the formation of a new county became necessary. In 1658 Charles County was founded in an area originally inhabited by Algonquins of the Powhatan Confederacy. Road clearing began in the mid-eighteenth century as a result of the establishment of port towns and Maryland's rising population. Tobacco cultivation dominated the economic and social life of Charles County until the mid-nineteenth century when soil exhaustion required agricultural diversification. The introduction of rail lines in the late nineteenth century linked Charles County with the north and south, encouraging trade. While the suburbanization of Charles County was ensured by the widespread availability of the automobile in the mid-twentieth century, the County has retained its rural and agricultural character.

The area that became Hughesville was located in Lord Baltimore's grant of 6,879.9 hectares (17,000 acres) of Newport Hundred to Major William Boarman during 1650-1699. This land included the region "east of Zachiah Swamp" and became known as Boarman's Manor. Hughesville does not appear on an 1840 Map of a Part of Maryland, and Fisher's 1852 Gazetteer of the State of Maryland did not list the community. Hughesville was located at the crossroads of two of the main routes through Charles County: Burnt Store to Patuxent City and on to Annapolis, (Burnt Store Road and Prince Frederick Road/Route 231) and Bryantown to Charlotte Hall and on to St. Mary's City (Leonardtwn Road/Route 5). Accordingly, Hughesville is shown on Martenet's 1866 Map of Maryland, Atlas Edition. The 1871 State Gazette and Merchants and Farmers Directory for Maryland and the District of Columbia called Hughesville a "post town." Bland's 1887 Maryland Directory and State Gazetteer listed both Episcopal and Roman Catholic churches in Hughesville as well as a Friends' school, four (4) general merchandise stores, two (2) saloons, two (2) undertakers, a wheelwright, a blacksmith, a tobacco buyer, and a population of fifty (50).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: George M. Sullivan Property

SURVEY NO.: CH-408 (PACS A14)

ADDRESS: 8383 Leonardtown Road, Hughesville, Charles County

8. Significance (Continued)

Gannett's 1904 Gazetteer of Maryland defined Hughesville as a "post village...on the Washington, Potomac and Chesapeake Railroad" (Gannett 1904: 43). By 1906 the community was known as "a station of the Southern Maryland Railroad...and a banking town" with two (2) physicians, two (2) general stores, two (2) blacksmiths, a grist and saw mill, a flour mill, an undertaker and livery, a hotel, a hotel and saloon, a grocer and saloon, an insurance salesman, and a population of 150 (Maryland 1906: 667).

The building is an example of mid-twentieth century commercial architecture. The development of the automobile created a rise in roadside commercial development, particularly among primary routes. About the time of World War I, shops began to appear along these routes and included such structures as gas stations, produce stands, restaurants, and motels. To capture the public's attention, visible signs often appeared on the front of businesses, on billboards, and on the sides of barns and other structures. Because of an emerging society where most families owned an automobile, business owners often relocated in areas that were once rural, where land was cheaper and could accommodate large parking lots. These developments led to a decline in urban retail districts all over the county after World War II (Liebs, 1985: 5-9).

Early twentieth century rural, small-scale commercial buildings were often adaptations of simple dwelling designs. Most were of frame construction and 1 to 2-stories in height. Often in 2-story structures, the upper story served as living quarters for the proprietor. These buildings usually had front-gable or parapet-flat roofs and featured large display windows and a sign located over the main entrance. They usually had little decorative features, limited to transoms over the door or decorative signs (Liebs, 1985: 5-8).

The George M. Sullivan property is an example of a false-front commercial building. The false-front was a common vernacular type of commercial building. It is characterized by a portion of the front facade which extends vertically and horizontally over the corners of the building. Other common features include a symmetrical fenestration with double-hung wood windows, cornice detail, recessed entrances, and multi-pane display windows (Gottfried and Jennings, 244-245).

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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8. Significance (Continued)

National Register Evaluation:

Constructed in 1946, the George M. Sullivan Property is not eligible for the National Register of Historic Places. The property is not eligible under Criterion A, as research conducted indicated no association with any historic events or trends significant in the development of national, state, or local history. Historic research indicates that the property has no association with persons who have made specific contributions to history, and therefore, it does not meet Criterion B. It is not eligible under Criterion C, as it is an undistinguished example of a common building type. The building's architectural integrity has been compromised. The original 2-story, rectangular form and plan have been altered by the 1-story addition on the west elevation. The enclosure of several window openings has altered the building's original fenestration pattern. Finally, the structure has no known potential to yield important information, and therefore is not eligible under Criterion D.

MARYLAND HISTORICAL TRUST

Eligibility recommended _____
Comments _____

Eligibility Not Recommended X

Reviewer, OPS: [Signature]
Reviewer, NR Program: [Signature]

Date: 5/18/98
Date: 5/20/98

[Signature]

9. Major Bibliographical References Survey No. CH-408 (PACS A14)

See Continuation Sheet

10. Geographical Data

Acreage of nominated property _____

Quadrangle name Hughesville, MD

Quadrangle scale 1:24,000

Verbal boundary description and justification

List all states and counties for properties overlapping state or county boundaries

state	code	county	code
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state	code	county	code
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11. Form Prepared By

name/title Caroline Hall/Eric Griffitts

organization P.A.C. Spero & Company

date January 1997

street & number 40 W. Chesapeake Avenue, Suite 412

telephone (410) 296-1635

city or town Baltimore

state Maryland

The Maryland Historic Sites Inventory was officially created by an Act of the Maryland Legislature to be found in the Annotated Code of Maryland, Article 41, Section 181 KA, 1974 supplement.

The survey and inventory are being prepared for information and record purposes only and do not constitute any infringement of individual property rights.

return to: Maryland Historical Trust
 DHCP/DHCD
 100 Community Place
 Crownsville, MD 21032-2023
 (410) 514-7600

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: George M. Sullivan Property

SURVEY NO.: CH-408 (PACS A14)

ADDRESS: 8383 Leonardtown Road, Hughesville, Charles County

9. Major Bibliographical References (Continued)

- Bland, John R., ed. The Maryland Directory and State Gazetteer. Baltimore: The Baltimore Publishing Company, 1887.
- Brown, Jack D., et al. Charles County, Maryland, A History. La Plata: Charles County Bicentennial Committee, 1976.
- Charles County Department of Assessment and Taxation. 101 Catalpa Drive, La Plata, Maryland.
- Charles County Land Records Office. Charles County Courthouse, Charles Street, La Plata, Maryland.
- Fisher, R.S. Gazetteer of the State of Maryland, Compiled from the Returns of the Seventh Census of the United States, and Other Official Documents. Baltimore: James S. Waters, 1852.
- Gannett, Henry. A Gazetteer of Maryland. Department of the Interior, United States Geological Survey, Bulletin No. 231, Series F, Geography, 39. Washington, D.C.: Government Printing Office, 1904.
- Hinkel, John V., ed. See Charles County, Maryland, founded in 1658. Compiled by John V. Hinkel & Associates. La Plata: Charles County Chamber of Commerce, 1959.
- KCI Technologies, Inc. Draft Historic Context for the U.S. 301 South Corridor Transportation Study, Prince George's and Charles Counties, Maryland. Prepared for the Maryland Department of Transportation, State Highway Administration, August 1996.
- Klapthor, Margaret Brown, and Paul Dennis Brown. The History of Charles County, Maryland. La Plata: Charles County Tercentenary, Inc., 1958.
- Liebs, Chester H. Mainstreet to Miracle Mile: American Roadside Architecture. Boston: Little Brown & Co., 1985.
- Map of a Part of Maryland, Copied from the Geological State Map. 1840. Maryland Historical Trust, Crownsville, Maryland.
- Martenet, Simon J. Martenet's Map of Maryland, Atlas Edition. Baltimore: Simon J. Martenet, 1866.
- Maryland, Delaware and District of Columbia State Gazetteer and Business Directory 1906-1907. Baltimore: R.L. Polk & Co., 1906.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

RESOURCE NAME: George M. Sullivan Property

SURVEY NO.: CH-408 (PACS A14)

ADDRESS: 8383 Leonardtown Road, Hughesville, Charles County

9. Major Bibliographical References (Continued)

P.A.C. Spero & Company. Maryland Historic Context, Montgomery County and Prince George's County, Intercounty Connector Project. Volume I. Prepared for the Maryland Department of Transportation, State Highway Administration. Baltimore: P.A.C. Spero & Company, October 1996.

Rivoire, J. Richard. Homeplaces, Traditional Domestic Architecture of Charles County, Maryland. La Plata: Southern Maryland Studies Center, 1990.

William Roberts. Interview by Ryan McKay, 17 January 1997.

CONTINUATION SHEET

MARYLAND HISTORICAL TRUST

STATE HISTORIC SITES INVENTORY FORM

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ADDRESS: 8383 Leonardtown Road, Hughesville, Charles County

Maryland Comprehensive Historic Preservation Plan Data Sheet

Historic Context:

MARYLAND COMPREHENSIVE PRESERVATION PLAN DATA

Geographic Organization:

Western Shore

Chronological/Developmental Period Theme (s):

Modern Period A.D. 1930-Present

Prehistoric/Historic Period Theme(s):

Economic (Commercial and Industrial)

RESOURCE TYPE:

Category (see Section 3 of survey form):

Buildings

Historic Environment (urban, suburban, village, or rural):

Village

Historic Function(s) and Use(s):

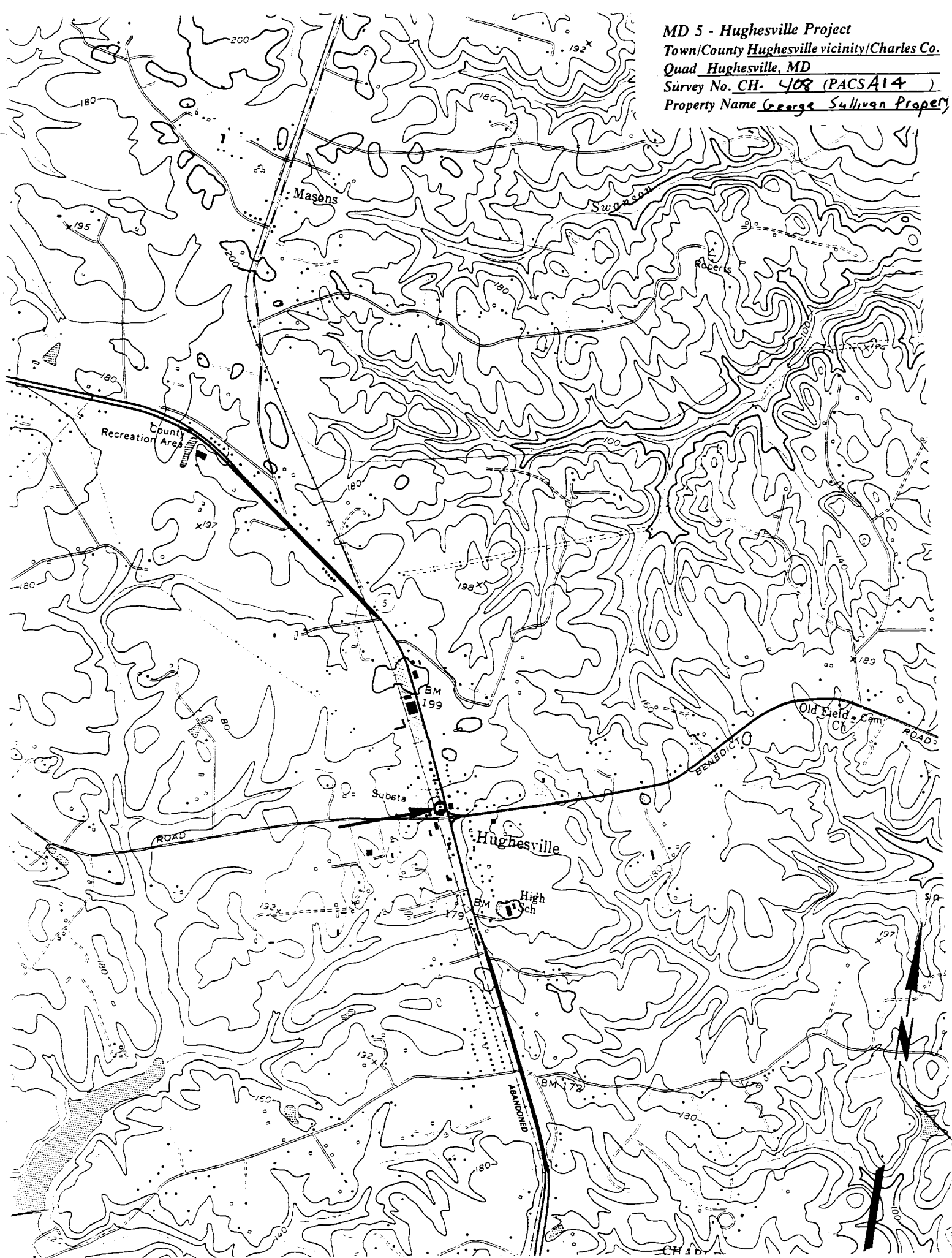
Commercial

Known Design Source (write none if unknown):

None

Preparer
P.A.C. Spero & Company
January 1997

MD 5 - Hughesville Project
Town/County Hughesville vicinity/Charles Co.
Quad Hughesville, MD
Survey No. CH- 408 (PACS A14)
Property Name George Sullivan Property





1 CH-408

2 George M. Sullivan Property

3 Charles County, MD

4 Eric Griffiths

5 January 1997

6 MD SHPO

7 East and South elevations, Charles Building.
view NW

8 1 of 3



1 CH-408

2 George M. Sullivan Property

3 Charles County, MD

4 Eric Griffiths

5 January 1997

6 MD SHPO

7 West elevation, Charles Bldg., view NE

8 2 of 3

CHARLES
BUILDING

8383



- 1 CH-408
- 2 George M. Sullivan Property
- 3 Charles County, MD
- 4 Eric Haffette
- 5 January 1997
- 6 MD SHPO
- 7 North Elevation, view SE
- 8 3 of 3